

KENT R. & MARY JANE WILLSON,)
 GRANTOR)
)
)
 TO) WARRANTY DEED
)
)
 V. V. PROPERTIES,)
 A CALIFORNIA GENERAL)
 PARTNERSHIP)
 GRANTEE)

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, we, Kent R. Willson and Mary Jane Willson do hereby sell, convey and warrant unto V. V. Properties, a California General Partnership, a 5.416% undivided interest in the land lying and being situated in DeSoto County, Mississippi more particularly described as follows, to-wit:

"AS BUILT" Boundary Survey of a 40.4730 acre tract of land and being also known as the Redwood Estates Mobile Home Park being located in the southwest quarter of Section 25, Township 1 South, Range 8 West, Horn Lake, DeSoto County, Mississippi. Begin at a point in the new northerly right of way line of Goodman (as staked by the Mississippi State Highway Department) 826.13 feet eastwardly and 11.93 feet northwardly from the present intersection of the northerly line of Goodman Road and the westerly line of Section 25, Township 1 South, Range 8 West, said point being the southwest corner of the Redwood Estates Mobile Home Park and the True Point of Beginning for the herein described tract; thence north 408.03 feet with the westerly line of said Park to a point; thence south 89 degrees 42' 00" east 209.47 feet to an iron stake; thence north 00 degrees 00' 01" west 417.50 feet to a point; thence north 89 degrees 42' 00" west 209.47 feet to a point; thence north 644.23 feet to the northwest corner of said Park; thence north 64 degrees 04' 37" east 76.03 feet to an iron stake; thence north 73 degrees 18' 37" east 458.39 feet to an iron stake; thence north 86 degrees 06' 10" east 350.00 feet to a point; thence south 85 degrees 56' 15" east 300.00 feet to an iron stake; thence north 00 degrees 05' 20" east 853.44 feet to an iron stake in the westerly line of Interstate 55; thence south 07 degrees 24' 17" east 239.31 feet with the westerly line of said Interstate to a stake; thence south 11 degrees 25' 18" west 105.88 feet to a stake; thence south 07 degrees 39' 17" east 200.18 feet to a stake; thence south 27 degrees 07' 30" east 106.06 feet to a stake; thence south 07 degrees 56' 36" east 101.11 feet to a concrete monument; thence south 07 degrees 44' 17" east 101.37 feet to an iron stake; thence south 14 degrees 06' 55" west 160.10 feet to a stake; thence

south 07 degrees 41' 05" east 400.00 feet to a stake; thence south 06 degrees 52' 55" west 258.30 feet to a stake; thence south 16 degrees 32' 55" west 548.30 feet to a stake; thence south 07 degrees 57' 55" west 179.81 feet to a stake; thence north 89 degrees 57' 07" west 377.54 feet to a stake; thence south 78 degrees 03' 26" west 153.86 feet to a stake; thence north 88 degrees 43' 26" west 301.07 feet to a stake; thence south 33 degrees 39' 30" west 143.37 feet to a stake; thence south 89 degrees 55' 40" west 163.61 feet to a point of beginning containing 40.4729 acres, of land subject to all codes, regulations and revisions, easements and right of way of record.

The above described property is subject to the following exceptions: any recorded or unrecorded rental contracts which may exist against the property; driveway easements of record in Book 75, Page 543, and further subject to any prescriptive right or adverse rights that may be attached to that certain roadway denoted on plat as asphalt paving; 30 foot sewage outfall easement of record in Book 120, Page 279; 5 foot and 10 foot gas and electric easement as recorded in Book 60, Page 316; 10 foot gas and electric easements as per survey of Ben W. Smith, dated December 14, 1988; right of way deed to Mississippi Power & Light Company dated November 15, 1988 of record in Book 210, Page 390 and 5 foot electric easement on the east side of said property; 10 foot gas easement of the east side of said property; 30 foot electric easement on north side of said property; 30 foot electric easement and 20 foot public access driveway on west side and 30 foot electric easement on south side of said property as per survey of Ben W. Smith, P.E. dated December 14, 1988.

The warranty of this deed is subject to rights of way and easements for public roads and public utilities; to building, zoning, subdivision and health department regulations in effect in DeSoto County, Mississippi.

Possession will be given with delivery of this deed.

Taxes for the year 1990 shall be prorated between the parties.

WITNESS OUR SIGNATURES, this the 28th day of March, 1990.

Kent R. Willson
KENT R. WILLSON

Mary Jane Willson
MARY JANE WILLSON

STATE OF CALIFORNIA,
COUNTY OF SAN FRANCISCO

This day personally appeared before me, the undersigned authority in and for said County and State, the within named, Kent R. and Mary Jane Willson, who acknowledged that they signed and delivered the above and foregoing Warranty Deed on the day and date therein mentioned as their free and voluntary act and deed and for the purposes therein expressed.

28th Given under my hand and official seal of office, this the day of MARCH, 1990.

Elena Micheli
NOTARY PUBLIC

My Commission Expires:

June 22, 1990



GRANTOR'S ADDRESS: 2221 Beach Street
San Francisco, CA 94115
GRANTOR'S TELEPHONE NUMBER: Business - (415) 931-8672
Home - (415) 931-8672
GRANTEE'S ADDRESS: P. O. Box 2655
Roseville, CA 95746-2655
GRANTEE'S TELEPHONE NUMBER: Business - (916) 652-5648
Home - (916) 652-3388

STATE MS.-DESOTO CO. D.T.
FILED

MAR 30 3 39 PM '90

RECORDED 4/3/90
DEED BOOK 224
PAGE 209
W.E. DAVIS CH. CLK.